

Sec. 130-21. - MT-C, midtown-corridor district.

(a) *General purpose and description.* The midtown districts are established to implement the recommendations of the midtown area plan, adopted by the Bryan City Council on May 12, 2020. This plan sets goals and guidelines for development of all types within the midtown area. Not all parts of the midtown study area are included in the midtown districts described below. Each district serves a different purpose towards the plan's envisioned goals in midtown, but both encourage walkability and diversity of business and housing types.

The midtown-corridor district (MT-C) is established to align with the midtown area plan, adopted May 12, 2020. The intent of the midtown-corridor district is to allow new development and redevelopment to occur within certain design and development expectations established by the adoption of the midtown area plan. The goal of the midtown area plan and the resulting midtown-corridor district is to provide flexibility for mixed-use development to occur seamlessly and to set predictable design and development standards along major corridors within the midtown-corridor district.

(b) *Use table.*

Permitted use (P): Designates a land use permitted by right in the midtown-corridor district.

Non-permitted use (NP): Designates a non-permitted land use in the midtown-corridor district.

Please note that land uses that do not appear in this table are considered to not be permitted.

Permitted with criteria (P/C): Designates a land use permitted only when mandatory supplemental criteria are met. Please see use table for specific criteria.

Land Use	
Office and Retail Uses	
<ul style="list-style-type: none">• Retail Sales or Service including personal service shop or custom personal services, studio or photography studio, laundromats, plant nursery, package liquor stores, and all incidental uses. <p>Excluded from this category are retail sales and services establishments geared towards the automobile, including motor fuel sales</p>	P

<ul style="list-style-type: none"> • Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services 	P
<ul style="list-style-type: none"> • Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc. 	P
<ul style="list-style-type: none"> • Food Service Uses such as full-service restaurants, cafeterias, and snack bars, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation 	P
Arts, Entertainment, and Recreation Uses	
<ul style="list-style-type: none"> • Theater—Indoor 	P
<ul style="list-style-type: none"> • Nightclub or tavern (\leq 5000 square feet) 	P
<ul style="list-style-type: none"> • Museums and other special purpose recreational institutions 	P
<ul style="list-style-type: none"> • Fitness, recreational sports, gym, or athletic club 	P
<ul style="list-style-type: none"> • Parks, greens, plazas, squares, and playgrounds 	P
Educational, Public Administration, Health Care and Other Institutional Uses	
<ul style="list-style-type: none"> • Schools, libraries, and community halls 	P
<ul style="list-style-type: none"> • Essential municipal uses 	P
<ul style="list-style-type: none"> • Medical facilities or clinics 	P
<ul style="list-style-type: none"> • Social and fraternal organizations 	P
<ul style="list-style-type: none"> • Charitable Use 	P
<ul style="list-style-type: none"> • Religious Institutions 	P

Residential Uses	
• Home Occupations	P
• Live/Work units	P
• Multi-family dwelling unit and/or condominiums	P
• Upper floor residential uses	P
• Attached residential dwelling unit (Townhome)	P/C (not permitted on lots adjoining South College Avenue or South Main Street)
• Detached residential dwelling unit	P/C (not permitted on lots adjoining South College Avenue, South Main Street, Old College, or Villa Maria Road)

• Pre-approved pattern buildings	P/C (per Overlay Districts)
Other Uses	
• Hotels	P
• Bed and breakfast establishments	P
• Parking, surface	P
• Parking, structured	P
• Farmer's market	P
• Veterinary clinic (no outdoor facilities for overnight storage of animals)	P

(c) *Other regulations.*

- (1) Establishments selling alcoholic beverages within the MT-C District shall be exempt from any regulations regarding their proximity to a public school, church, or a public hospital.
- (2) Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of chapter 62, before activity on the property may resume. Lots with detached residential use only on the lot are exempt from this provision.
- (3) No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.
- (4) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:
 - a. Emission of smoke, smell, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
 - b. Vibration is discernible beyond the property line.
 - c. Noise above the average intensity of street traffic is discernible beyond the property line.

- d. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
- e. *General lighting standards.*
 - 1. No flickering or flashing lights shall be permitted. No lighting, illuminated displays or signage that simulates movement or moving images shall be permitted.
- f. *Outdoor lighting levels.* Outdoor lighting shall not exceed the following levels.
 - 1. 0.50 lumens at the property line if the subject property abuts a residential district or a lot containing a residential use; or
 - 2. 1.00 lumens at the property line if the subject property abuts a nonresidential district or lot containing a nonresidential use or at the right-of-way line.
- g. *Heights of outdoor lighting.* Outdoor lighting shall not exceed the following heights.
 - 1. Light fixtures in parking lots shall not exceed a maximum height of 24 feet;
 - 2. Pedestrian walkway fixtures shall not exceed a maximum height of 12 feet.

(5) Wireless telecommunications facilities shall be allowed only as provided for in section 130-35.

(Ord. No. 2501, § 12, 8-10-2021; Ord. No. 2585, § 10, 10-11-2022)

Editor's note— Ord. No. 2501, § 12, adopted Aug. 10, 2021, repealed the former § 130-21, and enacted a new § 130-21 as set out herein. The former § 130-21 pertained to SC-B, south college—business district and derived from Ord. No. 2110, § 3, adopted Aug. 25, 2015.